



After recording return to:
James Johnston and Cynthia
Johnston
1830 Rutherford Way
Brentwood, CA 94513
Until a change is requested all tax statements
shall be sent to the following address:
James Johnston and Cynthia Johnston
Same

File No.: 7021-407833 (SAC)
Date: June 23, 2004

State of Oregon, County of Klamath
Recorded 06/30/2004 3:02 p m
THIS SPACE | Vol M04 Pg 42731-32
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Mike A. TerMaat and Shar L. TerMaat as tenants by the entirety, Grantor, conveys and warrants to James Johnston and Cynthia Johnston as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 51 Running Y Resort Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$85,500.00**. (Here comply with requirements of ORS 93.030)

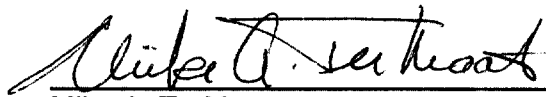
Dated this 29th day of June, 2004.

42732

APN: 881274

Statutory Warranty Deed
- continued

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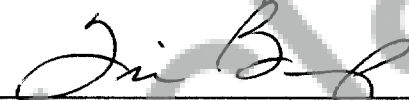

Mike A. TerMaat


Shar L. TerMaat

STATE OF CA)
)ss.
County of ELDORADO)

This instrument was acknowledged before me on this 29th day of June, 2004
by **Mike A. TerMaat and Shar L. TerMaat.**




Notary Public for STATE OF CALIFORNIA
My commission expires: 5/25/08